

Rainbow Studios, LLC

6440 Sky Pointe Drive, #140-137
Las Vegas, NV 89131



**The Strand Development at 611 and 611 ½ S. Tonopah
APN: 139-33-302-024
Justification Letter and Applications for Site Development Plan Review**

May 3, 2006

City of Las Vegas Planning & Development Department
In Care of M. Margo Wheeler, A.I.C.P.
731 South Fourth Street
Las Vegas, NV 89101

Dear Mrs. Wheeler;

Rainbow Studios, LLC as the owner is applying for a Special Use Permit for a project named *The Strand*. Rainbow Studios, LLC is owned 100% by Ken Wolfson, who is the owner of Rainbow II, LLC. Rainbow II, LLC is the owner of The Avenue project located and contiguous to the south. *The Strand* is located on 611 and 611 ½ S. Tonopah situated within the Las Vegas Medical District and contiguous with an already entitled project named *The Avenue* located on 615 S. Tonopah to the south. The Avenue is very close to obtaining building permits.

We feel *The Strand* development is justified due to the fact that it will further enhance the street façade that has been established by the Las Vegas Medical District standards and *The Avenue*. *The Strand* development will complement and enhance the contemporary village like architecture design that was established by *The Avenue*.

The Strand is proposed as a mixed use project consisting of four professional office units configured within one four story (maximum height 55') contemporary, circular, glass office tower located at the front most portion of the site surrounded by appropriate parking to support its proposed use. To the back of the site behind electronic gates will be three six unit, four story residential condo buildings with a maximum height of no more than 55'. Parking for the residential buildings will be situated under the building and configured as private one car garages per residential unit

**SDR-13534
06/22/06 PC**

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The Strand site plan has been thoughtfully and artfully designed with an emphasis on ease of use and beauty. We have given very careful design consideration to integrating *The Strand* proposed development with *The Avenue* development so that the intent of the Medical District planning and design standards is thoughtfully executed.

The Strand and *The Avenue* when completed will have the feel of a well integrated urban contemporary mixed use community.

Our sincere desire is that you view *The Strand* proposed development as further evidence of our passionate and dedicated commitment to encourage a new urban neighborhood revitalization movement in the Medical District of the City of Las Vegas.

Sincerely Yours,

Ken Wolfson
President